Significant Project Updates -April 2021-

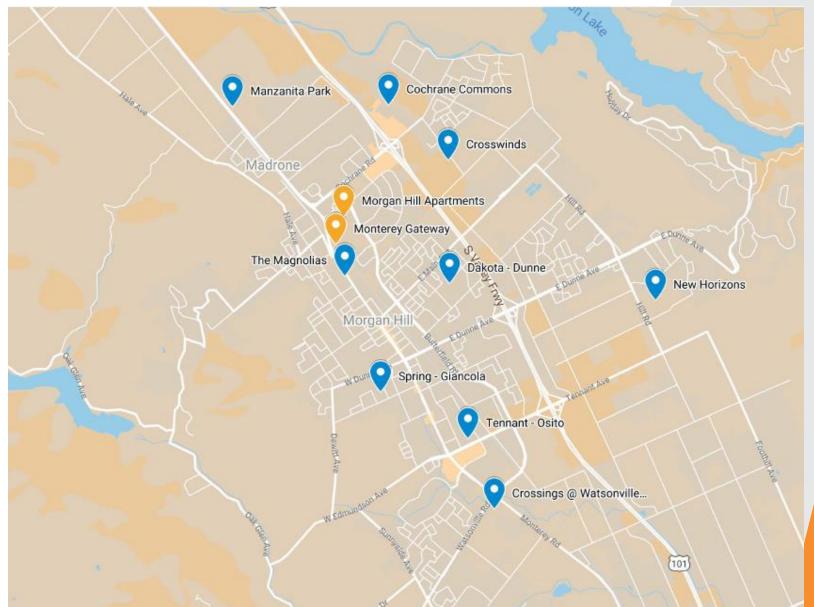


Housing Projects Underway



Housing Projects





Morgan Hill Apartments (Braddock and Logan)



- 389 Apartments, including 78 very low-income
- Design Permit approved, grading underway
- http://www.morgan-hill.ca.gov/1959/Morgan-Hill-Apartments

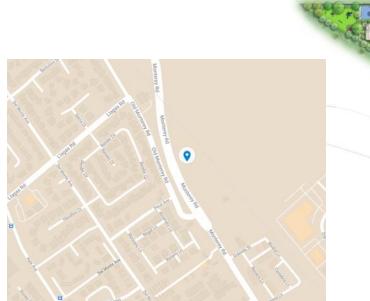




Monterey Gateway (City Ventures)



- 101 Townhomes
- Design Permit and Building Permits approved
- Construction underway
- http://www.morgan-hill.ca.gov/1978/Monterey---City-Ventures





Housing Projects Submitted or Pending



Monterey-Madrone (Jemcor)



- 249 units 100% Affordable Density Bonus & SB330
- Application Complete next step CEQA review
- http://www.morgan-hill.ca.gov/2096/Monterey-Madrone-Affordable-Housing-Deve



Crossings at Watsonville Road (UHC)



- 73 units 100% Affordable Density Bonus & SB330 (no density bonus, only concessions)
- Application Complete CEQA underway
- http://www.morgan-hill.ca.gov/2082/Watsonville-Hordness-Crossings-at-Monter



The Magnolias (First Community Housing)



- 66 units 100% Affordable Density Bonus and SB330
- Application under review next step CEQA review
- http://www.morgan-hill.ca.gov/2142/Monterey---First-Community-Housing-Magno



Monterey-Manzanita Park (Dividend)



- 67 units
- Application Complete CEQA review underway
- http://www.morgan-hill.ca.gov/2074/Manzanita-Park



Morgan Hill Senior Housing (Beacon)



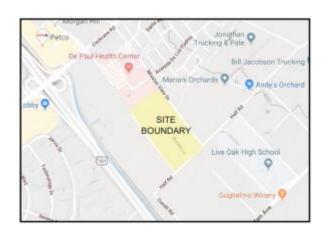
- 82 units 100% affordable low-income senior apartments
- Design Permit Approved
- Demolition Permit approved
- http://www.morgan-hill.ca.gov/2016/Morgan-Hill-Senior-Housing



Crosswinds (Dividend)



- 269 units
- Environmental review underway
- http://www.morgan-hill.ca.gov/2042/Half-Dividend-Crosswinds-Residential-Dev

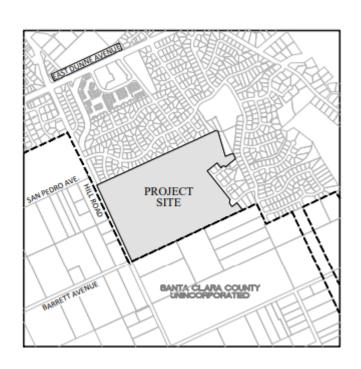




New Horizons (Morgan Hill Devco)



- Proposed General Plan & Zoning amendments
- Environmental underway
- http://www.morgan-hill.ca.gov/2041/Hill---Morgan-Hill-Devco-LLC



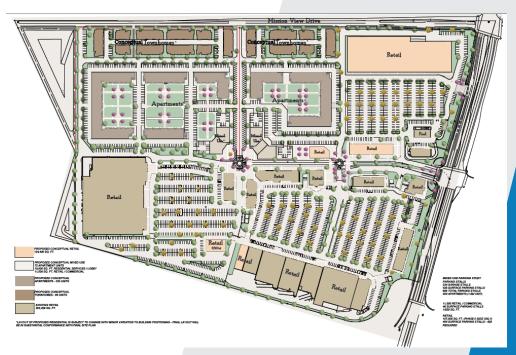


Cochrane Shopping Center



(Browman Development)

- Proposed General Plan amendment and additional housing units as part of Planned Development Amendment for Phase 2
- Environmental Review underway

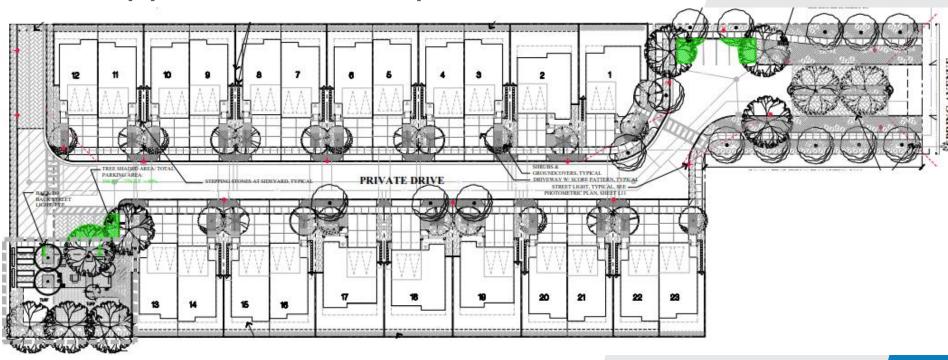


http://www.morgan-

Spring - Giancola



- 23 units
- Application Incomplete



Tennant - Osito



- 16 units
- Design Permit approved
- http://www.morgan-hill.ca.gov/2066/Tennant-Osito



Other Housing Projects



Dakota-Dunne – 4 units

Application pending

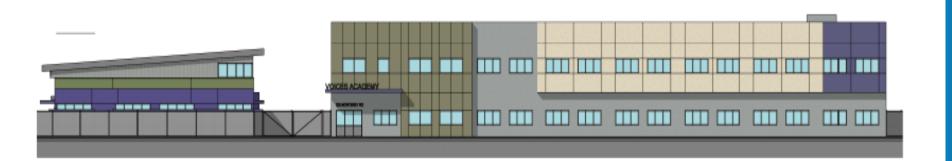
Projects Currently Processing



Voices Charter School



- Approved Conditional Use Permit
- Approved Design Permit
- Building Permit issued
- Modular Construction
- http://www.morgan-hill.ca.gov/1962/Voices-Charter-School



DePaul Center



De Paul Health Center opened December 2020 to treat non-acute step-down patients during the current Covid-19 surge.



Redwood Tech 101



- Five (5) industrial buildings totaling 501K SF on 29 acres
- Application for Design Review Permit and Vesting Tentative Map complete
- Proposal conforms to what is allowed in Zoning Code – no zoning or General Plan changes proposed
- http://www.morgan-hill.ca.gov/2128/Redwood-Tech-at-101



Golden State Assembly Expansion



- 40K SF
- Manufacturing, warehouse, and distribution
- Grading completed, finalizing building permits



Techcon



- 45,000 SF R&D, manufacturing and office facility
- Approved Design Permit
- Building permit processing
- http://www.morgan-hill.ca.gov/1963/Cochrane-Monument-Land-Co-Techcon



Lillian Commons



- Proposal includes a 55-bed hospital, a 10,000 SF medical office building, a 4,000 SF urgent care facility, 10,000 SF of retail space, open space and up to 150 multifamily units
- PC Reviewed September/October
- City Council approved December 2020
- http://www.morgan-hill.ca.gov/1961/Lillian-Commons



Level 10 Construction



- 79K SF Office and Warehouse building
- Approved Design permit
- Demolition Permit issued for existing building
- Building permit processing
- http://www.morgan-hill.ca.gov/2055/Railroad-Level-10-Construction



Cardinale Automotive



- Temporary Use operational
- Design Permit amendment and Building Permit for permanent structure processing



Railroad - Goyal



- 22.4K SF
- 2 Industrial buildings
- Approved Conditional Use Permit
- Approved Design Permit
- Building permit under review
- http://www.morgan-hill.ca.gov/2018/Railroad---Goyal



Downtown Gallery – W. 2nd St.



- Approved Design Permit
- 2-story Gallery



Cochrane Commons Shopping Center Phase II



- Re-positioning as "lifestyle" center (formerly approved for 500,000 retail/multi-screen theater)
- General Plan
 amendment
 submitted as part of
 updated application
 for Planned
 Development
 Amendment for
 Phase 2



http://www.morganhill.ca.gov/2069/Cochrane-Commons

Depot-Latala/The Lumber Yard



- Approved Design permit
- Final street improvement design underway



Zip Thru Car Wash



- Approved Design permit
- Approved Conditional Use Permit
- Building permit processing



Coming Soon...



- Redeveloped World Oil site at Monterey and San Pedro
- 965 San Pedro 8 Single Story building business park

Projects Under Construction



Butterfield Technology Park



- 600K SF Industrial Park
- Five (5) industrial buildings totaling 410K SF
- Design Permit approved
- Construction underway
- http://www.morgan-hill.ca.gov/2087/Butterfield-Technology-Park



Shoe Palace Expansion



- 503K SF
- Shoe Palace Headquarters
- Shell construction complete, landscaping complete, tenant improvements underway
- http://www.morgan-hill.ca.gov/1960/Shoe-Palace





Granada Hotel and Market Hall



- 60-Room Boutique Hotel, Market Hall, Spa
- Phase I concrete construction complete
- Phase II framing last 2 floors of construction delayed by COVID 19



Silicon Valley Glass Relocation



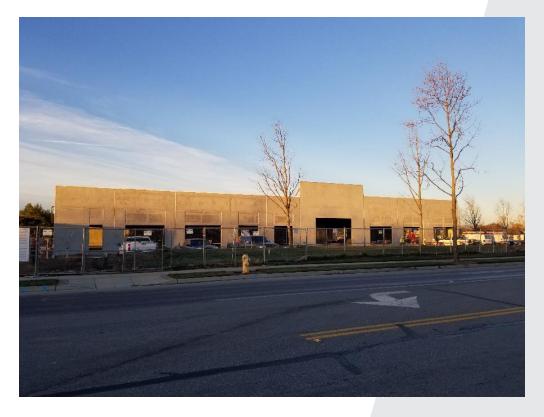
- 31K SF new industrial building
- Under construction



Applied Motion Products



- 24K SF Phase I
- Office, R&D, Manufacturing and Assembly
- Under construction



Carpenters Training Center Expansion



- 55K SF Training facility
- Under construction



Evergreen Village Shopping Center



- 20-Acre Commercial Development
- Hotel, Gas Station, Skilled Nursing approved
- Entitlements processing for retail/food
- Developer working with potential future tenants
- Off site improvements completed
- http://www.morgan-hill.ca.gov/2068/Evergreen-Village



Recently Completed Projects



Sunsweet Mixed-Use Project



- 83-market rate apartments
- 8K SF of retail
- Construction complete, leasing underway



Depot Station Mixed-Use Project



- 29 Housing Units and 8K SF of Retail Condominiums
- Construction complete



Granary Expansion

CITY OF MORGAN HILL

- 5K SF Retail space
- Construction complete



Ceballos Construction



- 17K SF Industrial Building
- Construction complete

